



# Town of Merrimack, New Hampshire

Community Development Department

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Planning - Zoning - Economic Development - Conservation

## **Memorandum**

**Date:** September 22, 2016

**To:** Patrick Dwyer, Chair, & Members, Zoning Board of Adjustment

**From:** Jillian M. Harris, AICP, Planning & Zoning Administrator

**Subject:** **Chad Branon, PE of Fieldstone Land Consultants, PLLC. (petitioner) and Brett W. Vaughn Revocable Trust (owner)** — Variances under Section 3.02 of the Zoning Ordinance to permit a 12-lot subdivision with a lot with an area of 89,733 s.f. whereas 100,000 s.f. is required, a lot with a frontage of 107.80 feet whereas 250 feet is required, a lot with a frontage of 75 feet whereas 250 feet is required and a lot 8 with a frontage 89.20 feet whereas 250 feet is required. The parcel is located at 123 Wilson Hill Road in the R-1 (Residential) District by Zoning Map. Tax Map 4A, Lot 023. Case # 2016-32, 33, 34, and 35.

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The following information is provided to aid in your consideration of the above referenced cases. Additional background and application materials are included in your packet.

### **Background:**

The subject property is comprised of approximately 59.1 acres located at 123 Wilson Hill Road and South Grater Road in the R-1 (Residential), District, by map. The applicant resides in a single-family home on the subject property served by private well and septic. The applicant is proposing a 12-lot conventional subdivision with a lot with an area of 89,733 s.f. whereas 100,000 s.f. is required, a lot with a frontage of 107.80 feet whereas 250 feet is required, a lot with a frontage of 75 feet whereas 250 feet is required and a lot 8 with a frontage 89.20 feet whereas 250 feet is required.

Please see the attached Planning Board memos and minutes for further background information on the proposed subdivision that has been before the Board for several conceptual hearings.

### **Standard of Review:**

It is the burden of the petitioner to demonstrate that the five criteria for the granting of the variances for lots 1, 6, 7 & 8 under Section 3.02 of the Zoning Ordinance are met to permit a 12-lot subdivision with one lot with an area of 89,733 s.f. whereas 100,000 s.f. is required, a lot with a frontage of 107.80 feet whereas 250 feet is required, a lot with a frontage of 75 feet whereas 250 feet is required and a lot 8 with a frontage 89.20 feet whereas 250 feet is required.

**Should the Board vote to grant the Variances, Staff recommends that they be granted with the following conditions attached:**

- The applicant shall obtain subdivision approval from the Planning Board for the proposed 12-lot subdivision.

Cc: Zoning Board File  
Correspondence

Ec: Brett W. Vaughn, applicant/owner  
Chad E. Branon, P.E., Fieldstone Land Consultants  
Building Department Staff  
Captain John Manuele, Merrimack Fire Department

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